

Marston Shores Homeowners Association Minutes July 17, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on July 17, 2019. Board members present were Vern Bullard, Michele Salisbury, Jean McDonald, Mike Sims and Richard Hagman. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb Bullard, Jim and Jeannette Carpenter, Linda Crouse, Emmy Fisher and Sandy Hagman.

Vern Bullard called the meeting to order at 3:03 p.m. and welcomed the owners to the meeting.

The Board reviewed the June minutes. The minutes were approved as presented. Hagman motioned, Salisbury seconded; vote was unanimous.

COMMITTEE REPORTS Architectural Control Committee Mary Meier in unit #46 requested the replacement of windows and 4 sliding doors. The ACC recommended approval of the windows and doors as long as they met the following conditions: (1) All window and door frame members exposed to the exterior shall be finished in dark bronze to match existing doors and windows throughout the HOA units; (2) If wood trim is damaged or otherwise in need or replacement, it shall match existing trim in material type, size, rough-sawn texture and paint color to match existing trim throughout the HOA units; (3) Use of decorative glass options (neutral density obscuration) for the lower windows in the kitchen and pool area is allowed. The windows were approved via email before the meeting, so Ms. Meier could take advantage of a sale that was taking place. The Board approved the windows with the ACC's conditions.

Richard and Sandy Hagman requested window replacements. The windows will open, yet retain external appearance identical to the existing windows. The ACC recommended approval of the windows as long as they met the following conditions: (1) All window and door frame members exposed to the exterior shall be finished in dark bronze to match existing doors and windows throughout the HOA units; (2) If wood trim is damaged or otherwise in need or replacement, it shall match existing trim in material type, size, rough-sawn texture and paint color to match existing trim throughout the HOA units; (3) Windows shall be a single pane, hinged at the top and open by tilting out, such that they do not protrude far from the building when open. The Board approved the request with Mr. Hagman abstaining.

Decks – Vern Bullard and Brian Reid will meet with Tim Tvrdik from TNT Construction on Friday to start replacing the decks. They will start with unit #10 and proceed to unit #31.

Maintenance Issues – The gutter over the garage at #12 will have a gutter brush installed in the gutter to determine if it will help prevent the gutters from being clogged as easily. The gutter clogged underground between #32 and #33 will be reinstalled above ground. The gutters on the side of #36 that were damaged by the fire at #35 will be replaced this week as well.

Mike is getting additional bids for painting the decks, since the bids he currently received have been exorbitant. Brian will ask CPC Painting and Maker Enterprises to contact Mike to see if they are interested in providing this service.

Grounds Issues – Jean McDonald reported that the Landscaping Committee has developed a plan for this year's landscaping projects. The Landscaping Committee recommended tree trimming to be done on two ponderosa pines and one pinyon pine tree in the area of Units 26 and 27, Unit 38 and Unit 40. This is estimated to cost \$680.00. The committee recommend custom pruning one locust tree between Units 29 and 30 at an estimated cost of \$280.00. The committee recommended custom pruning one locust tree between Units 31 and 32; estimated cost \$290.00. The committee recommended cutting off and hauling away a dying aspen north of Unit 43, which will cost \$490.00. These projects totaled

\$1,740.00. The committee also recommended grinding the aspen stump to reduce the instances of suckers growing for \$240.00. This would result in a total tree trimming cost for 2019 of \$1,980.00.

According to our approved 2019 Budget, we have a landscaping budget of \$3,500.00 and a Grounds Maintenance budget of \$2,000.00. (Grounds Maintenance is not the same as the Grounds Contract, which covers the mowing, and snow removal, etc.) We have already approved \$2,002.00 out of the landscaping budget for tree spraying for 2019, and \$500.00 for rock installation in the area between #12 and #13.

The Landscaping Committee is also looking at the berm between Units 16 and 17, which has become unsightly. Homeowners David Crouse recently applied mulch under the tree at the north end of the berm and that is a great improvement. We have had a couple of estimates for cleaning up the berm. If the Board can see a way budget wise, the Landscape Committee recommended having this project accomplished.

The committee is asking the Board to make a decision as to whether we should spend the funds available to complete any or all of the projects that have been recommended. Vern noted that if there are not any unforeseen expenses for the decks, some additional funding should be available for additional landscaping work.

John and Sherri Benner at #39 requested the removal of several dead branches in a locust and several branches of a maple that are rubbing on the roof. Jim and Jeanette Carpenter at #31 requested a pinyon pine be trimmed back to allow access to their driveway. The Board approved both of these requests if (1) there was no cost to the Association at this time, and (2) the owners contract with an insured contractor to do the job.

Vern said there is an area between #6 and #7 where the ground cover has died and the weeds have taken over.

KC Services needs to spray the weeds in the rock areas and the grass. Brian, Michele and Jean will walk to determine which areas behind units need attention. Brian will then write owners asking if they want to maintain, or if they want the HOA grounds contractor to stay on top of the weeds in the gravel or rock areas behind each home.

FINANCIAL STATEMENTS The Association ended June 2019 with \$110,859.55. There is one delinquency that is a few disputed late fees. The Association ended June with an operating surplus of \$13,214.76. Currently, the Association is \$7,969.93 under budget.

NEW BUSINESS Anti-Bullying Amendment - Vern Bullard noted that the Board is considering adding an Anti-Bullying policy or amendment. This surfaced due to personal attacks on Board

members that took place during the purchase and installation of the mailboxes. Owners are always welcome and encouraged to come to meetings to get information on the work the Board is doing.

Richard Hagman suggested an amendment to the Nuisance section of the Covenants. This would prevent bullying from Board members to Owners, from Owners to Board members, and from Owners to other Owners.

Brian said this could be a policy – the Association would not need to make it a Covenant change, which is much more expensive and harder to get completed. The Board members will review the wording and adjust for the next meeting; if wording is decided on, the Board will send the proposed wording to all of the owners.

Cul-de-sac Issues – Richard Hagman and Vern Bullard have been working on the cul-de-sac issues with Kevin Flynn, the Association’s City Councilman. The individual Board members at Mirlago have not acknowledged the documents the Association provided, showing the 1987 Agreement between the two HOAs to keep the chain up, or the evidence that the cul-de-sac is owned by the City of Denver. Brian has asked Sarah Williams, the manager for Mirlago, if the Mirlago Board would be willing to meet with the Marston Shores Board. To date, there has not been a response. The Board would like the City to get involved, so they can be the ones to enforce the existing laws surrounding the parking in the cul-desac, the lack of the chain, and the increased traffic through West Stetson Place. The Board will also address the trees that were installed as a visual barrier to the owners in Marston Shores.

Association Sign – the existing sign at Quincy and Pearce is rotting, outdated and hard to read. The Board members will look at sign options from different sign companies. At the end of the year, the Board will determine if there are funds for a new sign in 2019.

UNFINISHED BUSINESS Mailbox Installation - the mailbox installation has been completed. The Board has received numerous compliments about the new mailboxes. KC Services will get a bid to landscape around all the mailbox pads. The Board awarded the removal of the old mailboxes to the handyman that was working with Page Specialties installing the boxes. The removal will be completed this week.

Tree Trimming – The Board approved the tree trimming recommended by the Landscape Committee for \$1,980.00. Sims motioned, Hagman seconded; vote was unanimous.

OWNERS' FORUM Emmy Fisher stated she had several valuable documents stolen from her mailbox, so she is glad the mailboxes were replaced.

Vern reminded all in attendance that everyone's opinion is valuable, and disagreements will happen, but personal attacks don't need to happen.

There being no further business, the meeting was adjourned at 4:47 p.m.

Respectfully submitted, Brian Reid, Managing Agent